

Courtesy Of Selena Atkinson Of Sweetly

# \$630,000 - 141 Larch Crescent, Leduc

MLS® #E4430212

**\$630,000**

4 Bedroom, 3.50 Bathroom, 1,918 sqft  
Single Family on 0.00 Acres

Woodbend, Leduc, AB

This warm, welcoming corner-lot home has it all—soaring ceilings, side entrance, extra windows for tons of natural light, and a massive west-facing backyard perfect for evening relaxation. The chef-inspired kitchen features upgraded appliances, a built-in wall oven and microwave, and space to cook, gather, and enjoy. Upstairs offers 3 comfortable bedrooms and 2.5 baths, including a peaceful primary suite with his and hers closets, a beautiful ensuite with a standalone soaker tub and walk in shower. The finished basement adds a 4th bedroom and full bath, ideal for guests or a home office. A double attached garage adds convenience, while thoughtful touches throughout make this home feel truly special. Lovingly maintained and move-in ready, this house is ready to become your home!

Built in 2022

## Essential Information

MLS® #	E4430212
Price	\$630,000
Bedrooms	4
Bathrooms	3.50
Full Baths	3
Half Baths	1
Square Footage	1,918



Acres	0.00
Year Built	2022
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### **Community Information**

Address	141 Larch Crescent
Area	Leduc
Subdivision	Woodbend
City	Leduc
County	ALBERTA
Province	AB
Postal Code	T9E 1N3

### **Amenities**

Amenities	Ceiling 9 ft., Deck, No Animal Home, No Smoking Home, Vinyl Windows
Parking Spaces	4
Parking	Double Garage Attached

### **Interior**

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Garage Control, Garage Opener, Oven-Built-In, Refrigerator, Stove-Countertop Gas, Window Coverings
Heating	Forced Air-1, Natural Gas
Stories	3
Has Basement	Yes
Basement	Full, Finished

### **Exterior**

Exterior	Wood, Stone, Vinyl
Exterior Features	Corner Lot, Fenced, Flat Site, Landscaped, See Remarks
Roof	Asphalt Shingles
Construction	Wood, Stone, Vinyl
Foundation	Concrete Perimeter

### **Additional Information**

Date Listed	April 10th, 2025
-------------	------------------

Days on Market 7

Zoning Zone 81

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED. Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on April 17th, 2025 at 11:02am MDT